

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/25-27 CARTWRIGHT STREET OAK PARK VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Unit

Suburb

Oak Park

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

9/25-27 CARTWRIGHT STREET OAK PARK VIC 3046	\$575,000	24-Oct-23
5/9 CARTWRIGHT STREET OAK PARK VIC 3046	\$561,000	14-Feb-24
1/178 WATERLOO ROAD OAK PARK VIC 3046	\$530,000	18-Nov-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 26 February 2024



**9/25-27 CARTWRIGHT STREET
OAK PARK VIC 3046**

 2
  1
  -

Sold Price

\$575,000

Sold Date

24-Oct-23

Distance

0.01km



**5/9 CARTWRIGHT STREET OAK
PARK VIC 3046**

 2
  1
  2

Sold Price

^{RS}

\$561,000

Sold Date

14-Feb-24

Distance

0.17km



**1/178 WATERLOO ROAD OAK
PARK VIC 3046**

 2
  1
  1

Sold Price

\$530,000

Sold Date

18-Nov-23

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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